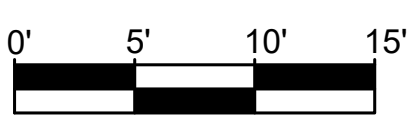


Tab C

1626, 1634 & 1644 North Capitol St NE (Lot 1, lot 79, lot 80 and lots 812/109) are combined				
Zone	MU-4			
Lot Size	13,106.30		sf	
	Permitted / Required	Proposed	Existing	
Lot Occupancy Percentage	100%	69.0%	n/a	
Lot Occupancy	13,106	9,042 SF	n/a	
Max Height	50'	50' to top of main parapet	~45'	
Rear Yard	15' Min (from centerline of 29'-9" of Quincy Place)	35'-10"		
Side Yard	Not req'd, however if provided it shall be at least 2" wide for each 1'-0" of height (not less than 5'-0") (from lot line)	8'-6"		
Full Site FAR	2.5 (=32,765.75sf) Max	2.497	0.955	
Full Site GSF		32730.81 GSF		
	Cellar (excluded)	7652.54 GSF		
	Floor 1	9108.54 GSF		
	Floor 2	9326.4 GSF		
	Floor 3	8679.49 GSF		
	Floor 4	5683.98 GSF		
	Penthouse (excluded)	2507 GSF		
	Center Courtyard (excluded)	466 GSF		
Gross Square Footage				
	Cellar - Shared	4009 GSF		
	Cellar - Hotel	1429 GSF		
	Cellar - Restaurant	2214.54 GSF		
	Floor 1 - Shared	2506 GSF		
	Floor 1 - Hotel	2424 GSF		
	Floor 1 - Restaurant	4178.54 GSF		
	Floor 2 - Hotel	9326.4 GSF		
	Floor 3 - Hotel	8679.49 GSF		
	Floor 4 - Hotel	5683.98 GSF		
	Penthouse - Shared	667 GSF		
	Penthouse - Hotel	632 GSF		
	Penthouse - Restaurant	1208 GSF		
Penthouse setbacks				
Front	ht of penthouse (= 12'-0" above roof)	12'-0"		
Rear	ht of penthouse (= 12'-0" above roof)	12'-0"		
Side	1/2 ht of penthouse (= 12'-0" above roof)	6'-0"		
Public space projections	2 Bay windows and foundations	4'x13' - quantity 2		
	Light well	4'x13' - quantity 1		
Parking	7 spaces required	7 spaces required (2 car share, 1 off-site)		
	Restaurant: covered by previous credits		none	
Bicycle Parking	Lodging: Long Term = <u>3 spaces</u> ; Short term = <u>1 space</u>	Long term (interior) = 3 spaces; Provided Short term = 1 space	none	
			none	
GAR	0.3 for new addition only, excludes historic firehouse	0.3		
Loading Berth & Platform	30'x12' for berth; 8'x12' for platform	30'x12' for berth; 8'x12' for platform	none	
Closed Court		18' x 23'-3" (Area = 540sf)		

1648 North Capitol St NE (lot 79) is separate				
Zone	MU-4			
Lot Size	1383.3		sf	
	Permitted / Required	Proposed	Existing	
Lot Occupancy Percentage	100%	99.11%	95.46%	
Lot Occupancy	1383.3	1371 SF	3170 SF	
Max Height	50'	46'-5"	~16'-8" to parapet	
Rear Yard	15'	Covered by 1626 North Capitol	3'-0" to existing building	
Side yard	Not req'd, however if provided it shall be at least 2" wide for each 1'-0" of height (not less than 5'-0") (from lot line)	Covered by 1634-1644 North Capitol	n/a	
1648 GSF		4242.81 GSF	1320.54	

	Cellar (excluded)	<u>1369.94</u> GSF	1320.54
	Floor 1	1369.94 GSF	1320.54
	Floor 2	812.4 GSF	n/a
	Floor 3	1263.49 GSF	n/a
	Floor 4	796.98 GSF	n/a
1648 Gross Square Footage			
	Cellar - Restaurant	1320.54 GSF	
	Floor 1 -Restaurant	1320.54 GSF	
	Floor 2 -Hotel	812.4 GSF	
	Floor 3 -Hotel	1263.49 GSF	
	Floor 4 -Hotel	796.98 GSF	
Parking		Covered by 1626-1644 North Capitol	none
Bicycle Parking		Covered by 1626-1644 North Capitol	none



1 FULL PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"